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# Billingham 100 Queensway



#### Location

Billingham is located approximately 5 miles north west of Middlesbrough, 7 miles north east of Stockton on Tees and 8 miles south of Hartlepool within Stockton on Tees District, which has a population of some 190,000 persons.

Retailers in the town centre include Asda, Argos, Ethel Austin, Dorothy Perkins, Boots, Bon Marche, Thomson, McKays and Card Factory.

The property is situated close to Timpson, Dorothy Perkins, Mackays, Card Factory, Ramsdens, Greggs and Co-op Travel.

# Accommodation

The premises are arranged on ground floor only and provide the following approximate floor areas:

Ground Floor (Sales) 69.49 sq m 748 sq ft

# Rent

£13,000 per annum exclusive.

- Retail unit to let
- Ground floor sales 748 sq ft (69.49 sq m)
- Nearby retailers include Mackays, Co-op Travel, Timpsons, Shoezone and Dorothy Perkins.
- Recent lettings to Life & Style, B&M Retail, Grainger Games, Semi-Chem and Fonehouse
- Available Septetmber 2011

## Lease

The premises are available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

# **Service Charge**

The current on account service charge for 2011is £1,960.00.

## Rates

Following a verbal enquiry with the Local Rating Authority we understand the property has been assessed for as follows:

Rateable Value £9,800.00 Rates Payable (2011/2012) £4,174.80

Interested parties are advised to verify these figures with the local rating authority.

# **Legal Costs**

Each party is to be responsible for their own legal costs.

## SUBJECT TO CONTRACT

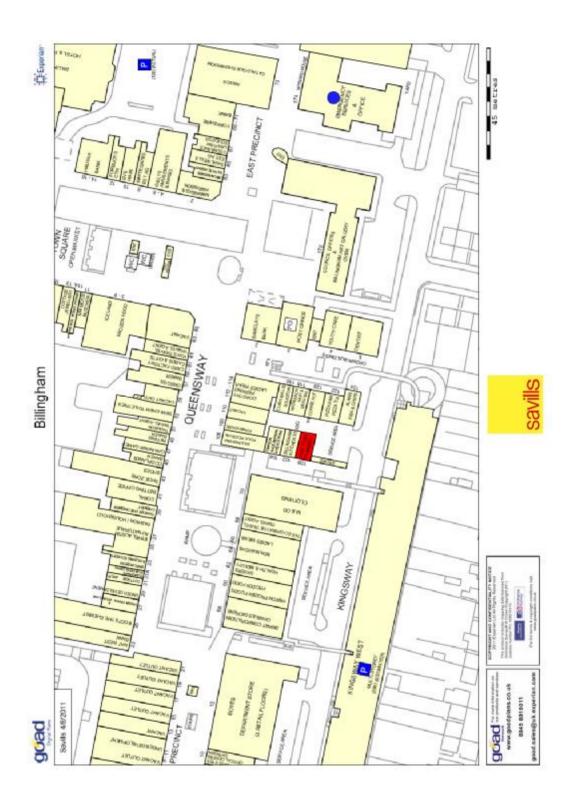
**Viewing and Further Information**Strictly by prior arrangement only with

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